



**TOWN OF HARPSWELL  
SHORELAND USE APPLICATION**

(CEO APPROVAL STICKER)

COMMENTS OR CONDITIONS OF APPROVAL

(FLOOD PLAIN APPROVAL STICKER)

NAME & ADDRESS OF CONTRACTOR/BUILDER  
  
PHONE #

SHORELAND USE PERMITS ARE VALID FOR ONE (1) YEAR FROM THE DATE OF ISSUANCE AND  
**DO NOT** INCLUDE ANY OTHER STATE OR FEDERAL PERMITS.

For Office Use Only: Application Received \_\_\_\_\_ Permit Fee \_\_\_\_\_ Payment Received \_\_\_\_\_  
Approved By \_\_\_\_\_

PLOT PLANS, DRAWINGS AND ALL OTHER PERTINENT INFORMATION MUST ALSO BE INCLUDED WITH THIS APPLICATION FORM.  
INCOMPLETE APPLICATIONS WILL NOT BE REVIEWED

Property Owner (s) John Libby Construction

Phone 207-295-2042

Mailing Address 543 Harpswell Neck Rd.

Map 45 Lot 73-1 Zone SRI

Applicant Name and Address \*\* Ben Wallace Sr. / Redfish  
50 Holbrook Street Harpswell, ME 04079

Phone 207-729-0772

\*\*Note: if the applicant is not the owner of the property, a letter of authorization from the owner(s) must accompany this application.

Location or Physical Address of Site: HACKMATAK Rd. Harpswell, ME 04079

Estimated Cost \$25,000 -

ACTIVITIES THAT WILL OCCUR TO THE PROPERTY IF THIS PERMIT IS APPROVED

☐ VEGETATION REMOVAL ☐ EARTH MOVING AND/OR FILLING

☒ CONSTRUCT A PIER, DOCK, WHARF OR BRIDGE ☐ INSTALL SEAWALL, RIPRAP OR ANY ACTIVITY CONDUCTED BELOW THE HIGH WATER MARK ☐ OTHER \_\_\_\_\_

Project Description: Proposed construction of 4'x72' stairs with 2 Landings  
6'x10' fixed dock 3'x40' seasonal ramp 12'x16' seasonal  
float with moorings

I UNDERSTAND THAT I MAY **NOT** START ANY PART OF MY PROJECT WITHOUT FIRST RECEIVING MY PERMIT.  
I HEREBY ATTEST THAT THE ABOVE INFORMATION AND ALL SUPPLEMENTAL INFORMATION SUBMITTED WITH THIS  
APPLICATION IS CORRECT TO THE BEST OF MY KNOWLEDGE. I HEREBY CERTIFY THAT THE PROPOSED WORK IS  
AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS  
APPLICATION AS HIS/HER AUTHORIZED AGENT AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THIS  
JURISDICTION.

Applicant Signature [Signature] Date 9/8/2020

ADDITIONAL PERMITS, APPROVALS AND INSPECTIONS REQUIRED

ARMY CORPS OF ENGINEERS \_\_\_\_\_ D.E.P. \_\_\_\_\_ HARBORMASTER \_\_\_\_\_ PLANNING BOARD \_\_\_\_\_

BOARD OF APPEALS \_\_\_\_\_ SELECTMEN \_\_\_\_\_ OTHER \_\_\_\_\_

ALL OTHER PERMITS ARE REQUIRED TO BE ON FILE WITH THE CODE ENFORCEMENT OFFICE PRIOR TO THE START OF WORK.

DEP  
ARMY CORP

RE: John Libby Construction Jobsite  
Harpswell Map #45 Lot #73-1

### Activity Description

Proposed construction of a small, modest, residential dock system. This project will have four components.

1. A 4'X72' set of stairs with two landings as shown in diagram #1
2. A 6'X10' piling supported dock
3. A 3'X40' seasonal ramp
4. A 12'X16' seasonal float with moorings

### Alternate Analysis

*The contractor has chosen the best area on the shore to build. He took into consideration the condition of the embankment and the convenience for the home owners. This is the best choice for minimal impact to the environment.*

### Construction Details

As stated in Appendix D, the materials will be brought by barge to the jobsite. Work on this project will be between tides, from half tide, through low tide, and halfway back to high tide. The contractor begins construction of the dock at the upland side, pilings first, then the decking and then the railing posts. All pilings will set on a one inch by 16 inch steel ledge pin and will attach to a ledge anchor with 3/8" chain as shown in diagram #2. The stairs and landings will be built as time allows, when the tides prohibit the dock construction. The stairs will be no steeper than 7" of rise in 9", stair sides will be 2"X10' with 2"X4" stiffeners. Rail and support posts will be 4"X4".

*The seasonal ramp and float are built off site and brought to the jobsite by barge. The seasonal ramp will be placed on the dock for winter storage and the seasonal float will be trailered for winter storage. For this project, all wood will be 2.5 LB C.C.A. Treated Southern Yellow Pine. All bolts, nails, chain and anchors will be galvanized steel.*

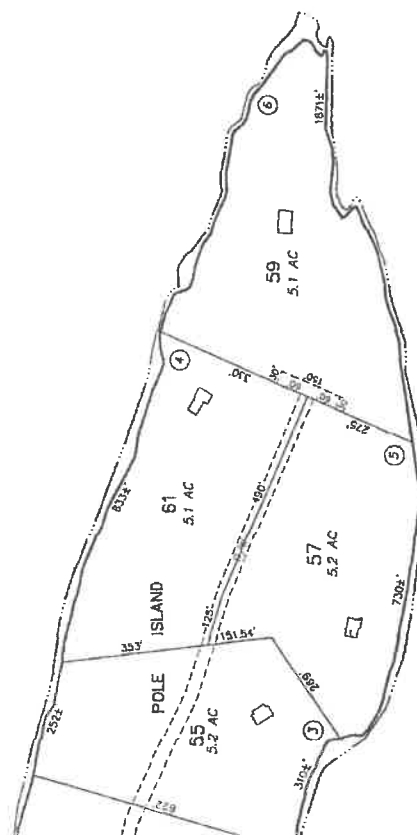
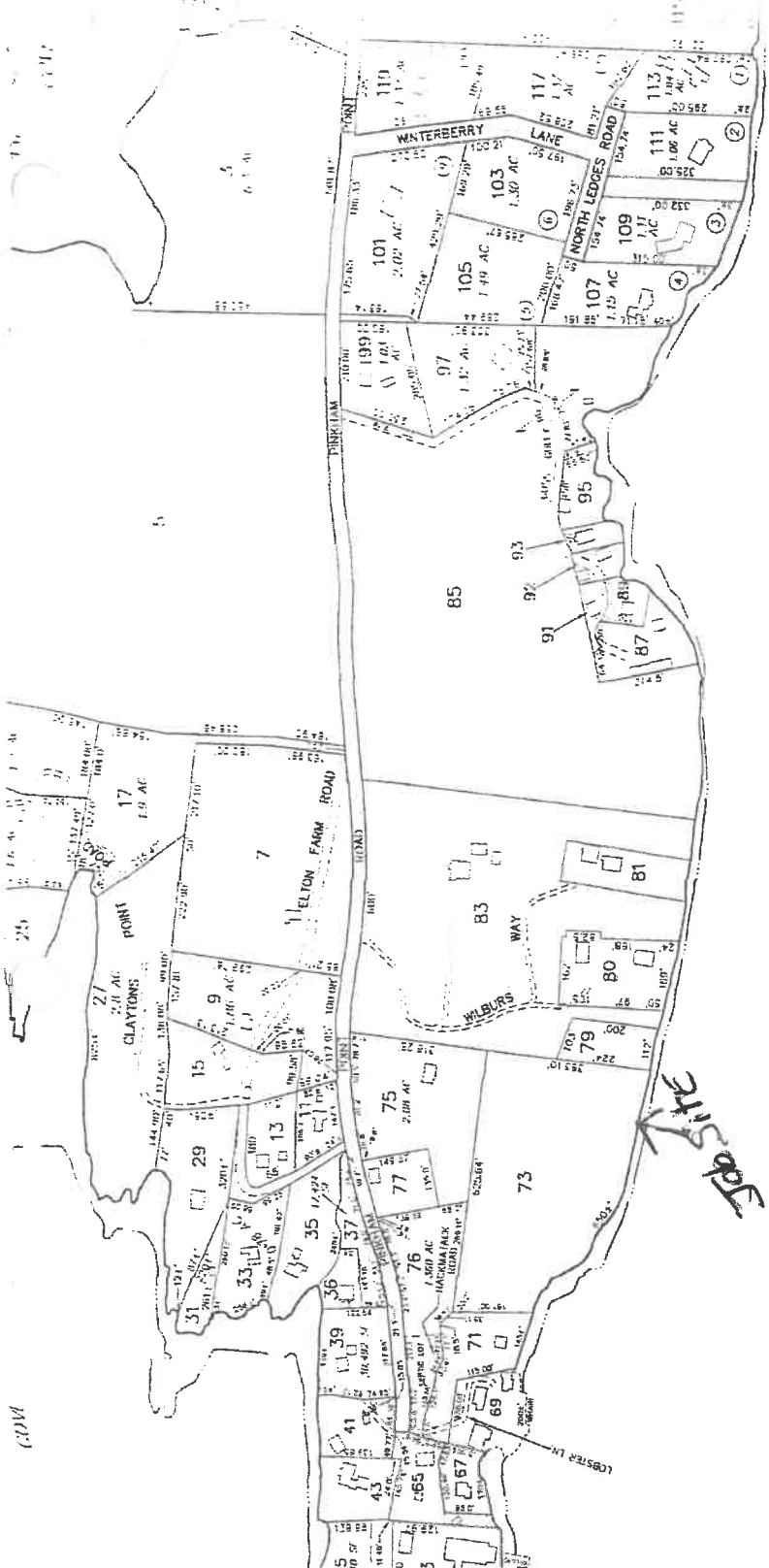
### Erosion Control

There will be very minimal soil disturbance to the intertidal area for the pilings. This is a very small dock with only 4 pilings that will be anchored to ledge. Also very minimum disturbance to the soil on the embankment because the stairs are built along the slope of the land, not into the soil. These stairs are also being built around some existing trees as shown in the diagram. **Therefore, there will be no trees <3" cut for this proposed construction.**

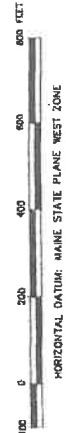
All materials and tools come by barge and stay on the barge. There is foot traffic only on the beach and the intertidal area. No activity or materials are brought across the upland. The contractor recognizes that any fixed structure has an impact on the environment. Because of this he always proposes the minimum structure necessary to get the landowners over the substrate and limit the area of impact.

### Site Condition

Ben Wallace has more than 30 years' experience with dock building and deciphering the wetlands. He always fills out the Appendix B.



TOWN  
CUMH  
SCALE



388	PARCEL AREA	20,600 SF or 7,000 AC
181.2'	SUBDIVISION LOT NO.	(9)
	SHORELINE (HIGH TIDE)	
	ADJACENT MAP	M14

Proposed construction of 4'X72' stairs with,  
2 landings, 6'X10' fixed dock, 3'X40' ramp,  
12'X16' float.  
Datum: MLW 0.0 MHW 9.0  
ELW -1.8 HTL 11.6  
Benjamin Wallace  
50 Holbrook St.  
Harpswell, ME 04079  
PH 207-729-0772

*Town of Harpswell*  
*Map 45 Lot 73-1*  
Application for:  
John Libby Construction.  
543 Harpswell Neck Rd.  
Harpswell, ME 04079

Proposed dock with stairs, seasonal ramp.  
seasonal float with moorings.  
Materials: Pressure Treated Southern  
Yellow Pine, with Galvanized Fasteners  
Waterbody: Quahog Bay  
County: Cumberland  
Project site: Hackmatack Road  
Date: September 8, 2020  
Attachment 4 of 8

# PLAN REFERENCES

1. "Boundary Retracement Survey at 7 Hackmatack Road, Harpswell, Maine for the Caroline Lucas Estate" dated May 13, 2016 by Mann Associates, Inc. recorded in plan book 216 page 308.
2. "Boundary Retracement Survey 8 Hackmatack Road, Harpswell, Maine for Vikki Howard" dated 9/16/14 by Hartly & Hartly Professional Land Surveyors recorded in plan book 214 page 388.
3. "Survey Plan of Land of Matthew & Donna M. Wodale 22 Wilbur's Way, Harpswell, Maine" dated 3/3/2016 by Sidelines, PA recorded in plan book 217 page 301.
4. "Boundary Survey for Mable J. McLean & David P. McLean at Plinkham Point Road, Harpswell, Maine" dated 13 December 2002 by Peapack Survey Team recorded in plan book 202 page 751.
5. "Standard Boundary Survey of Robert E. & Mary J. Waddle Lot Plinkham Point Road and Quahog Bay, Harpswell, Maine" dated January 3, 2001 by Brian Smith Surveying, Inc. recorded in plan book 217 page 300.
6. "Standard Boundary survey off Plinkham Point Road, Harpswell, Maine for Alan C. and Clara McGowan" dated 11-4-92 by Owen Haskell, Inc. recorded in plan book 197 page 365.
7. "Standard Boundary Survey ~ Natalie MacLean Property Plinkham Point Road, Harpswell, Maine for Richard D. Barbose, Jr." dated June 22, 1990 by Kimball Chase recorded in plan book 191 page 180.
8. "Property Survey for Robert Waddle, Eleanor Hurd and William Thalhimer Plinkham Point, Harpswell, Maine" dated Aug. 6, 1968 by Wright Pierce Barnes & Wynon recorded in plan book 78 page 7.

## NOTES

by deeds recorded in the Cumberland County Registry and book 11,724 page 341.

to plan reference #1.

is per the plan in reference #1 and calculated from

MI tax map 45.

is property and has no defined width.

Proposed construction of 4'X72' stairs with, 2 landings, 6'X10' fixed dock, 3'X40' ramp, 12'X16' float.

Datum: MLW 0.0 MHW 9.0  
ELW - 1.8 HTL 11.6

Benjamin Wallace  
50 Holbrook St.  
Harpswell, ME 04079  
PH 207-729-0772

1. Owner (Regist)
2. The per
3. All bas angles
4. This pr
5. Hack

Survey Division  
Map #45 Lot 73

Application for:  
John Libby Construction.  
543 Harpswell Neck Rd.  
Harpswell, ME 04079

Proposed dock with stairs, seasonal ramp. seasonal float with moorings.

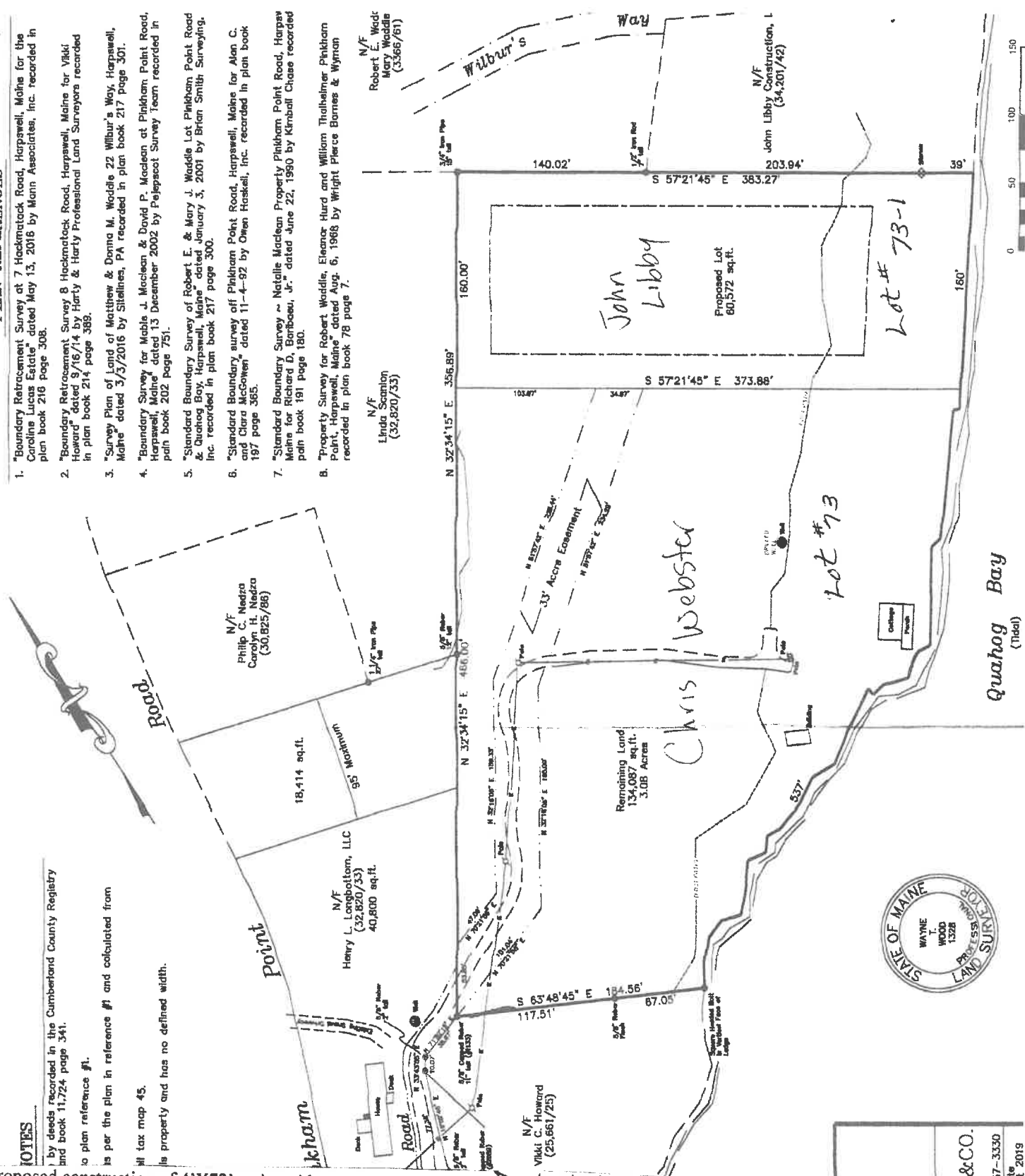
Materials: Pressure Treated Southern Yellow Pine, with Galvanized Fasteners

Waterbody: Quahog Bay  
County: Cumberland  
Project site: Hackmatack Road  
Date: September 8, 2020  
Attachment 5 of 8



WA

Way, Maine 04038  
W.L. B. WILSON  
Date August 2019



Proposed construction of 4'X72' stairs with,  
2 landings, 6'X10' fixed dock, 3'X40' ramp,  
2'X16' float.

Datum: MLW 0.0 MHW 9.0  
ELW - 1.8 HTL 11.6

Benjamin Wallace  
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Harpwell, ME 04079  
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#### PHOTOS

Application for:  
John Libby Construction.  
543 Harpswell Neck Rd.  
Harpwell, ME 04079

Proposed dock with stairs, seasonal ramp.  
seasonal float with moorings.

Materials: Pressure Treated Southern  
Yellow Pine, with Galvanized Fasteners

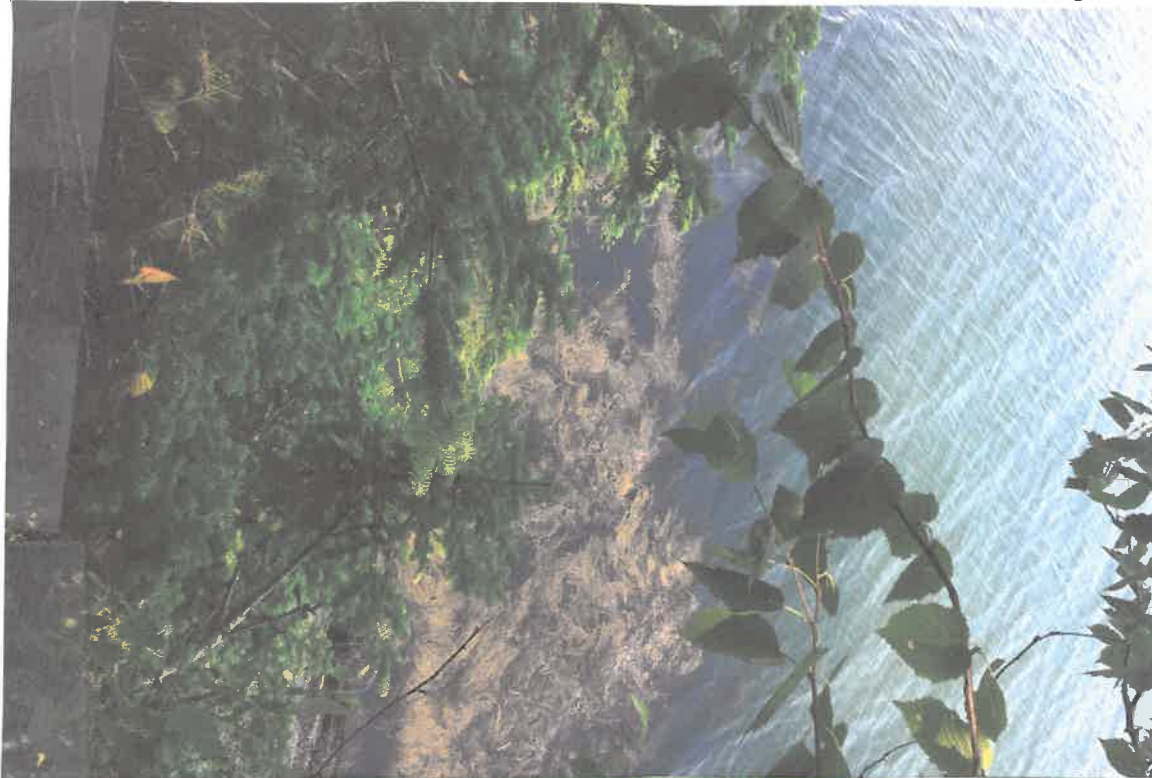
Waterbody: Quahog Bay

County: Cumberland

Project site: Hackmatack Road

Date: September 8, 2020

Attachment 8 of 8



High  
Tide



Low  
Tide



Proposed construction of 4'X72' stairs with,  
2 landings, 6'X10' fixed dock, 3'X40' ramp,  
12'X16' float.

Datum: MLW 0.0 MHW 9.0  
ELW - 1.8 HTL 11.6

Benjamin Wallace  
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## Diagram 2

Application for:  
John Libby Construction.  
543 Harpswell Neck Rd.  
Harpwell, ME 04079

Proposed dock with stairs, seasonal ramp.  
seasonal float with moorings.

Materials: Pressure Treated Southern  
Yellow Pine, with Galvanized Fasteners

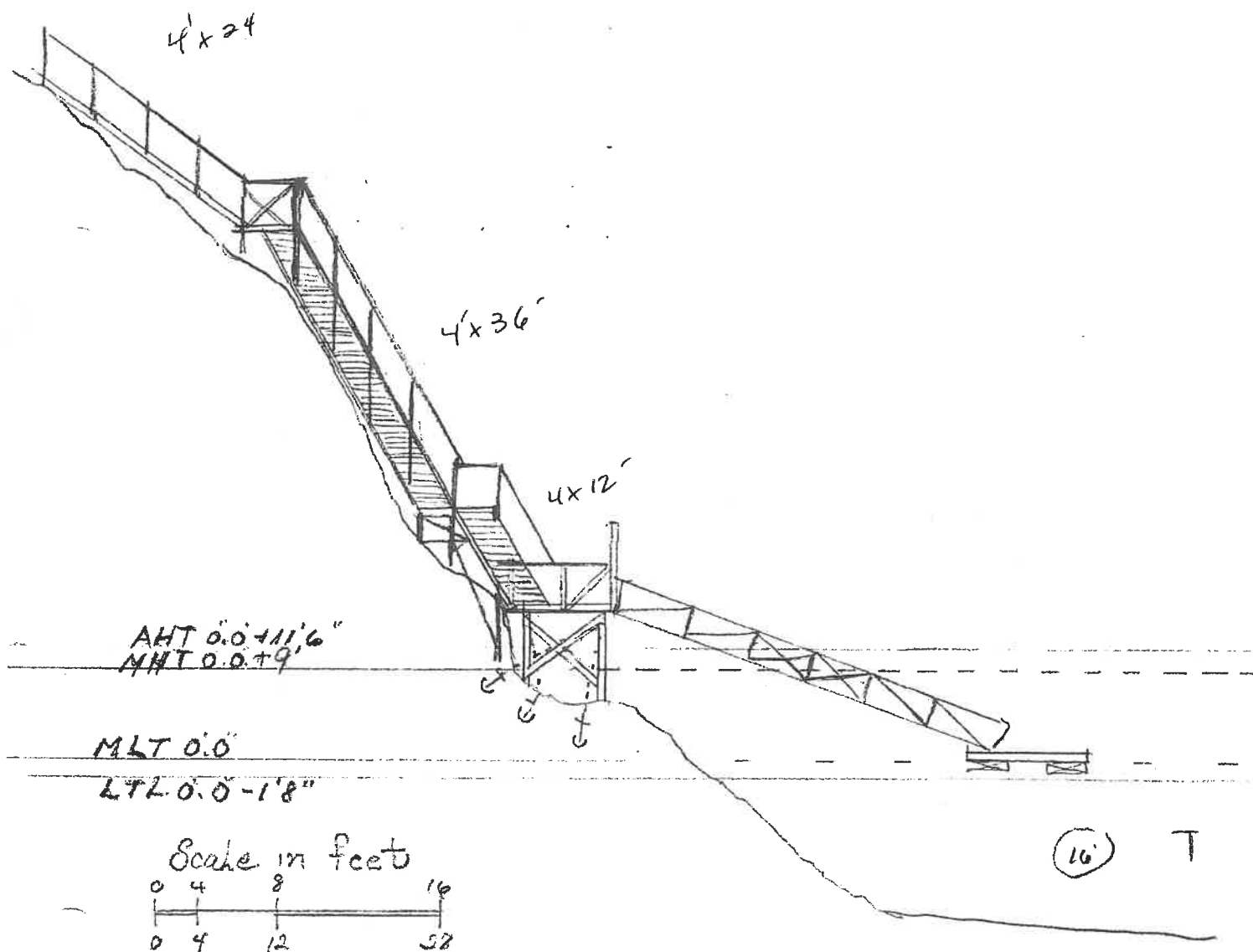
Waterbody: Quahog Bay

County: Cumberland

Project site: Hackmatack Road

Date: September 8, 2020

Attachment 2 of 8



HARPSWELL MAP 45  
LOT 13-1